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Mr. Mark Nord
Economic Development
West Valley City
3600 Constitution Blvd
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Re: Blight Study for West Valley City South Redwood Urban Renewal Survey Area and Proposed Project Area

This information is intended to provide the Redevelopment Agency of West Valley City (the "Agency") the information to assist the Agency in making a technically sound determination of whether or not blighted conditions are present in the West Valley City South Redwood Urban Renewal Survey Area ("Survey Area") and the proposed West Valley City South Redwood Urban Renewal Project Area (Project Area").

West Valley City South Redwood Urban Renewal Survey Area Findings:

The proposed West Valley City South Redwood Urban Renewal Project Area contains 94.37 acres +/- of private real property divided into 75 parcels.

The proposed West Valley City South Redwood Urban Renewal Project Area does meet the following tests:

1. The proposed Project Area consists predominantly of non-greenfield parcels;
2. The proposed Project Area is currently zoned for urban purposes and generally served by utilities; zoned for urban purposes - Restricted to certain uses and development, such as industrial, commercial and residential.
3. At least 50% of the parcels within the proposed Project Area contain nonagricultural or non-accessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses.
4. The present condition or use of the proposed Project Area substantially impairs the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic liability or is detrimental to the public health, safety or welfare, as shown by the existence of at least four of the statutory factors of blight, leading to the cumulative conclusion of blighted conditions in the Survey Area and proposed Project Area.

- a. Seventy five (75) of the total of seventy five (75) or 100% of the number of private parcels for a total of 94.37 +/- acres or 100% of the total proposed West Valley City South Redwood Urban Renewal Project Area exhibit at least one of the legislated "blight" factors.
- b. Thirty (30) of the total of seventy five (75) or 40% of the number of private parcels for a total of 64.42 +/- acres or 68% of the total proposed West Valley City South Redwood Urban Renewal Project Area exhibit four or more of the legislated blight factors.

As a result of our survey, and the additional information presented it is our opinion that the proposed West Valley City South Redwood Urban Renewal Project Area is a "blighted area" in conformity with Sections 17C-2-301 and 17C-2-303 Utah Code Annotated 1953, as amended, the renewal of which is necessary to effectuate a public purpose.

We have enjoyed the challenge of this assignment and look forward to a continued working relationship with the Redevelopment Agency of West Valley City.

Sincerely,

Bonneville Research

Jonathan L. Springmeyer

BLIGHT ANALYSIS SURVEY OBJECTIVES AND SUMMARY

The term "blight" describes a wide range of problems ranging from the physical deterioration of buildings to the presence of health and social problems of the survey population. The Utah **"Community Development and Renewal Agencies Act"** requires the collection of technical documentation, which could be considered by the legislative body in supporting a legislative finding of blight. The Redevelopment Agency of West Valley City makes this determination before an Urban Renewal Project Area is established.

To examine this requirement, Bonneville Research undertook the collection of technical documentation which could be considered by the Redevelopment Agency and the legislative body in supporting a finding of blight, as defined and determined by Sections 17C-2-301 and 17C-2-303 Utah Code Annotated 1953, as amended.

For this report the definition of "blight", and the technical process followed to determine the presence of blight, is specific to Sections 17C-2-301 and particularly 17C-2-303 Utah Code Annotated 1953, as amended, which defines the existence of blight and the "factors" which contribute to blight.

Legislative "Blight" Factors:

- ✓ (a) (i) the proposed project area consists predominantly of non-greenfield parcels;
 - (ii) the proposed project area is currently zoned for urban purposes and generally served by utilities;
 - (iii) at least 50% of the parcels within the proposed project area contain nonagricultural or non-accessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses;
 - (iv) the present condition or use of the proposed project area
- ✓ substantially impairs the sound growth of the municipality,
 - ✓ retards the provision of housing accommodations, or
 - ✓ constitutes an economic liability or is detrimental to the public health, safety, or welfare, as shown by the existence within the proposed project area of at least four of the following factors:
 1. One of the following, although sometimes interspersed with well maintained buildings and infrastructure:
 - a. substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure; or
 - b. significant noncompliance with current building code, safety code, health code or fire code requirements or local ordinances;
 2. Unsanitary or unsafe conditions in the proposed project area that threaten the health, safety or welfare of the community;
 3. Environmental hazards, as defined in state or federal law, that require remediation as a condition for current or future use and development;
 4. Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities;
 5. Abandoned or out-dated facilities that pose a threat to public health, safety, or welfare;
 6. Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county;
 7. Defective or unusual conditions of title rendering the title non-marketable;
- (v) (A) at least 50% of the parcels within the proposed project area are affected by at least one of the factors, but not necessarily the same factor, listed in Subsection (1)(a)(iv); and

(B) the affected parcels comprise at least 66% of the acreage of the proposed project area;

Key Elements of "Community Development and Renewal Agencies Act":

The "Community Development and Renewal Agencies Act" requires the assembly of a substantial body of information on a wide range of physical conditions in the Survey Area. The data must exhibit the characteristics of detail and reliability in measuring the characteristics enumerated in the before quoted statutes. Further, the data collected must be supported by a methodologically sound procedure, carried out by experienced professionals.

It is important to note the finding of blight is a cumulative conclusion attributable to the presence of a number of blighting factors.

- ✓ No single factor may be authoritatively cited as a "cause" of blight.
- ✓ It is a function of the presence of several physical or environmental factors, which, in combination produce the phenomenon known as blight.

The goal of the proven Bonneville Research approach has been to formulate a broad range of measurable indices capable of measuring the presence or lack of presence of the physical and environmental factors set forth in the "Community Development and Renewal Agencies Act", as amended.

Legislative Criteria - Methodology or Index

- (a) (i) the proposed project area consists predominantly of non-greenfield parcels;
- (ii) the proposed project area is currently zoned for urban purposes and generally served by utilities;
- (iii) at least 50% of the parcels within the proposed project area contain nonagricultural or nonaccessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses;
- (iv) the present condition or use of the proposed project area substantially impairs the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic liability or is detrimental to the public health, safety, or welfare, as shown by the existence within the proposed project area of at least four of the following factors:

(A(1)) Substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure

- Detailed survey of the building conditions, environmental deficiencies, and land use.
 - Needs maintenance
 - Needs rehab
 - Needs major repair
 - Needs removal

- Building, Electrical, Fire, Energy, Seismic, and ADA Codes; Structural deficiencies, significant lack of code compliance, the nature and quality of landscaping, building facade conditions, the condition of paving, street and sidewalk conditions.
- Infrastructure - Aging, obsolete, broken infrastructure.
- Land Use Configurations - The design, layout and use of areas including access, parking, visibility, and other factors which impact on vacant and underutilized buildings. Poor, awkward or now illegal plot plans and property dimensions. Inability to create workable land assemblies or reuses without intervention. Inadequate public r-o-w and public purpose easements.

OR

(A(2)) Significant noncompliance with current building code, safety code, health code or fire code requirements or local ordinances.

- Building, Electrical, Fire, Energy, Seismic, and ADA Codes; Structural deficiencies, significant lack of code compliance, the nature and quality of landscaping, building facade conditions, the condition of paving, street and sidewalk conditions.

(B) Unsanitary or unsafe conditions in the proposed project area that threaten the health, safety or welfare of the community;

- Detailed survey of public health, social, facilities and economic problems.
- Excessive Fire Danger
- FEMA flood zone
- Geocoding of public health, social, facilities and economic problems.

(C) Environmental hazards, as defined in state or federal law, that require remediation as a condition for current or future use and development;

Detailed survey of environmental deficiencies, and land use.

- CERCLIS, LUST & UST computer search of Utah State files.
- Field survey of potential environmental problems, including asbestos construction, petroleum storage, and other hazardous waste problems.

(D) Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities;

- Location of vacant, boarded or empty structures, properties for sale, and non-owner occupied residences and properties.
- Detailed survey of trash and debris, overgrown weeds, vacant and boarded structures.
- Economic trends as indicated by retail sales, number and quality of retail establishments, and employment.
- Declines in property values.

- (E) **Abandoned or out-dated facilities that pose a threat to public health, safety, or welfare;**
- Lack of adequate public infrastructure.
 - Building built prior to the state enactment of a Seismic code.
 - Obsolete, vacant, structures, properties for sale, and non-owner occupied residences and properties.
 - Detailed survey of the building conditions, environmental deficiencies, land use, age, incompatibility, and assessed valuation.
 - Geocoding of environmental and economic problems.
 - Detailed survey of trash and debris, overgrown weeds, vacant and boarded structures.
 - Economic trends as indicated by retail sales, number and quality of retail establishments, and employment.
 - Declines in property values.
- (F) **Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county;**
- Geocoding of calls for service, criminal activity, social and economic problems.
- (G) **Defective or unusual conditions of title rendering the title non-marketable;**
- Ongoing foreclosures, lease defaults, tax defaults, multiple liens
 - Improper, dangerous site access or accessibility.

The finding of blight is a cumulative conclusion attributable to not one, but several physical and environmental factors. No single factor should be cited as a cause of blight. Indeed, blight is attributable to a multiplicity of influences, which, in combination, produce the phenomenon of "Blight".

SURVEY AREA FINDINGS

Under terms of the contract with the Agency, the Bonneville Research project team performed a field survey and analysis of conditions relating to blight in the South Redwood Urban Renewal Survey Area, as defined by the "Community Development and Renewal Agencies Act", and specifically Sections 17C-2-301 and 17C-2-303 Utah Code Annotated, 1953, as amended. The survey and analysis was performed from November, 2009 to current to collect the physical data pertaining to conditions enumerated in the completed blight study.

The South Redwood Urban Renewal Survey Area comprises the following:

✓ Total Non Public Acreage in the Survey Area:	94.37
✓ Number of Private Parcels in the Survey Area:	75
✓ Total Public Acreage in the Area:	0
✓ Number of Public Parcels in the Area:	0
✓ Privately owned acreage in the Survey Area with Buildings or Improvements	94.37
✓ Number of Private Parcels with Buildings or Improvements:	75

Therefore, as a result of the field survey and analysis of conditions relating to blight in the South Redwood Urban Renewal Survey Area and recommendations by Bonneville Research, the following South Redwood Urban Renewal Project Area is proposed:

Proposed West Valley City South Redwood Urban Renewal Project Area:

Total Non Public Acreage in proposed Project Area:	94.37
Number of Private Parcels in Proposed Project Area:	75
Private Acreage in Proposed Project Area with Buildings or Improvements	94.37
Number of Private Parcels with Buildings or Improvements:	75
% of the number of Private Parcels with Buildings or Improvements:	100%
% of the total Private Acreage with Buildings or Improvements:	100%

Blight Findings:

Proposed West Valley City South Redwood Urban Renewal Project Area:

1. The proposed Project Area consists predominantly of non-greenfield parcels.
 - "Greenfield" means land not developed beyond agricultural or forestry use
 - The proposed Project Area contains no greenfield parcels.
2. The proposed Project Area is currently zoned for urban purposes and generally served by utilities; zoned for urban purposes - Restricted to certain uses and development, such as industrial, commercial and residential:
 - The proposed Project Area is served by Electric, Water/Sewer, and Gas utilities, and is served by roads.
 - The proposed Project Area is zoned C-2, C-3, RMH, or A in its entirety.
3. At least 50% of the parcels within the proposed Project Area contain nonagricultural or non-accessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses:
 - 75 of the 75 parcels in the proposed Project Area contain buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes.
 - The parcels containing buildings or improvements represent 100% of the total parcels in the Project Area
 - The parcels containing buildings or improvements represent 100% of the acreage in the Project Area.
4. The present condition or use of the Survey Area:
 - ✓ substantially impairs the sound growth of the municipality,
 - ✓ retards the provision of housing accommodations, or
 - ✓ constitutes an economic liability or is detrimental to the public health, safety, or welfare, as shown by the existence within the proposed Project Area of at least four of the following factors:
 - A. One of the following, although sometimes interspersed with well maintained buildings and infrastructure:
 1. substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure; or
Seventy five (75) of the seventy five (75) or one hundred percent (100%) of the parcels met this blight factor. The affected parcels represented one hundred percent (100%) of the total acreage. Some of the conditions exhibited are: substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure.
 2. Significant noncompliance with current building code, safety code, health code, or fire code requirements or local ordinances;
Seventy five (75) of the seventy five (75) or one hundred percent (100%) of the parcels met this blight factor. The affected parcels represented one hundred percent (100%) of the total acreage. Some of the conditions exhibited are: significant noncompliance with current building code, safety code, health code, or fire code requirements or local ordinances.

- B. Unsanitary or unsafe conditions in the proposed project area that threaten the health, safety or welfare of the community;
Forty three (43) of the seventy five (75) or fifty seven percent (57%) of the parcels met this blight factor. The affected parcels represented ninety five percent (95%) of the total acreage. Some of the conditions exhibited are: unsanitary or unsafe conditions in the proposed project area that threaten the health, safety or welfare of the community.

Due to the number of affected parcels and the area-wide nature of this blight factor, this blight condition is determined to be an AREA WIDE FINDING.
- C. Environmental hazards, as defined in state or federal law, that require remediation as a condition for current or future use and development;
Three (3) of seventy five (75) or four percent (4%) of the parcels met this blight factor. The affected parcels represented two percent (2%) of the total acreage. Some of the conditions exhibited are: environmental hazards, as defined in state or federal law, that require remediation as a condition for current or future use and development.
- D. Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities;
Forty six (46) of the seventy five (75) or sixty one percent (61%) of the parcels met this blight factor. The affected parcels represented fifty two percent (52%) of the total acreage. Some of the conditions exhibited are: excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities.

The Retail vacancy rate for this area is 11.0%.

Due to the number of affected parcels and the area-wide nature of this blight factor, this blight condition is determined to be an AREA WIDE FINDING.
- E. Abandoned or out-dated facilities that pose a threat to public health, safety, or welfare;
Twenty nine (29) of the seventy five (75) or thirty nine percent (39%) of the parcels met this blight factor. The affected parcels represented sixty eight percent (68%) of the total acreage. Some of the conditions exhibited are: abandoned or out-dated facilities that pose a threat to public health, safety, or welfare.
- F. Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county; and
Criminal activity in the proposed project area was NOT higher than that of a comparable non-blighted area in the municipality.
- G. Defective or unusual conditions of title rendering the title non-marketable;
Zero (0) of the seventy five (75) or zero percent (0%) of the parcels exhibit defective or unusual conditions of title rendering the title non-marketable.

Proposed West Valley City South Redwood Urban Renewal Project Area:

FINDING A.

1. The Proposed West Valley City South Redwood Urban Renewal Project Area contains 94.37 +/- acres of private real property.
2. The Proposed West Valley City South Redwood Urban Renewal Project Area does meet the following tests:
 - The proposed Project Area consists predominantly of non-greenfield parcels;
 - The proposed Project Area is currently zoned for urban purposes and generally served by utilities.
 - At least 50% of the parcels within the proposed Project Area contain nonagricultural or nonaccessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses
 - At least 50% of the parcels within the proposed Project Area are affected by at least one of the blight factors, but not necessarily the same factor.
 - The affected parcels comprise at least 66% of the acreage of the proposed Project Area

FINDING B.

Seventy five (75) of the total of seventy five (75) or 100% of the number of private parcels for a total of 94.37 +/- acres or 100% of the total proposed West Valley City South Redwood Urban Renewal Project Area exhibit at least one of the legislated "blight" factors.

Thirty (30) of the total of seventy five (75) or 40% of the number of private parcels for a total of 64.42 +/- acres or 68% of the total proposed West Valley City South Redwood Urban Renewal Project Area exhibit four or more of the legislated blight factors.

FINDING C.

The proposed West Valley City South Redwood Urban Renewal Project Area is a blighted area, the renewal of which is necessary to effectuate a public purpose. Evidence of "blight" conditions or indicators was found in the proposed Project Area, sufficient to be determined to be present area wide, and therefore leads to the cumulative conclusion of blighted conditions in the proposed West Valley City South Redwood Urban Renewal Project Area.